

Item:	ORD 08-58
Fiscal Impact:	N/A
Funding Source:	N/A
Account #:	N/A
Budget Opening Required:	N/A

ISSUE:

Application: ZT-10-2008, an ordinance amendment regarding street lighting requirements on the 3300/3500 South corridor streetscape.

SYNOPSIS:

This ordinance text change amends Sections 7-13-203 and 7-13-204 of Title 7 of the West Valley City Municipal Code to provide consistency in street lighting along the 3300/3500 South corridor.

BACKGROUND:

Currently the West Valley City Municipal Code requires the placement of a pedestrian (sidewalk), or Teardrop street lamp along the 3300/3500 South corridor between the Jordan River and 2200 West. However, at the completion of road widening projects along 3500 South from Interstate-215 west to Bangerter Highway, the Utah Department of Transportation and West Valley City Public Works will be installing a different type of streetscape lighting, known as the Double Acorn street lamp. This alternative street lamp illuminates both the street and sidewalk, whereas the currently required pedestrian lighting is meant only to illuminate the sidewalk. This also means that many of the existing street lights, the 'Cobra Head' lamps, may be replaced by the Double Acorn lamps. Additionally, the wider spacing of the Double Acorn street lamps, as compared to the Teardrop street lamps, will mean a reduced installation cost despite a greater per unit cost.

In an effort to make the 3500 South streetscape appearance consistent from Redwood Road to Bangerter Highway, staff have proposed the following changes:

Location (7-13-203):

This ordinance shall apply to 3300/3500 South between 2700 West and the Jordan River, as well as Redwood Road. The change in this section simply clarifies that the ordinance applies to the area between 2700 West and the Jordan River rather than between 2200 West and the Jordan River.

Development Standards (7-13-204):

No changes are made in this ordinance to the installation standards of the currently required pedestrian, or Teardrop lighting. The standards for the Double Acorn lighting shall include an average spacing interval of 150 feet, while no lamp shall be installed less than 140 feet or more than 160 feet from another Double Acorn lamp. The posts for these lamps shall be within the landscaped berm, at approximately 5 feet away from the top of the curb. It is important to note that the Teardrop pedestrian lamps are to be placed just outside of the sidewalk, on the side opposite the landscaped berm and road. The currently required pedestrian Teardrop lighting shall continue to apply only to the portion of the 3300/3500 South corridor between Redwood Road and the Jordan River (the City's eastern boundary), primarily because of the significant number of currently installed teardrop pedestrian street lamps. The Double Acorn street lighting will be required between Redwood Road and 2700 West.

All other technical specifications are noted in West Valley City Public Works engineering standards and specifications for City-approved lighting fixtures.

RECOMMENDATION:

The West Valley City Planning Commission and City Staff recommend approval of this ordinance text change.

SUBMITTED BY:

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